

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage

MAP 500-46  
20  
F.D. 13  
DATE 1-15-87  
100  
200

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

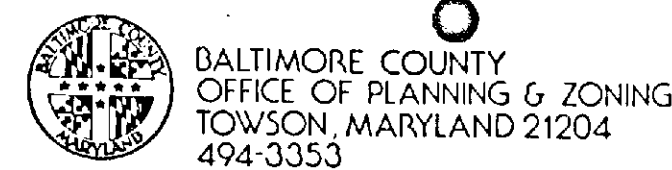
Contract Purchaser: Legal Owner(s):  
(Type or Print Name) GARY I. GOLDBERG  
Signature (Type or Print Name)  
Address (Type or Print Name)  
City and State Signature

Attorney for Petitioner:  
JULIUS W. LICHTER  
(Type or Print Name)  
Address P. O. Box 644 242-1900  
City and State Owings Mills, MD, 21117  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Julius W. Lichter  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, Maryland 21204  
Attorney's Telephone No.: (301) 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of March, 1986, at 9:30 o'clock

Zoning Commissioner of Baltimore County.

(over)



ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

April 16, 1986

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION  
SW/corner of Hammonds Ferry  
Road and Washington Boulevard  
(3301 Washington Boulevard)  
13th Election District  
Gary I. Goldberg, Petitioner  
Case No. 86-365-X

Dear Mr. Lichter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

cc: People's Counsel

IN RE: PETITION SPECIAL EXCEPTION  
SW/corner of Hammonds Ferry  
Road and Washington Boulevard  
(3301 Washington Boulevard)  
13th Election District  
Gary I. Goldberg,  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-365-X

The Petitioner herein requests a special exception for a service garage.

Testimony by and on behalf of the Petitioner indicated that the subject property is improved with an abandoned service station. There will be no changes in the structure. The Petitioner proposes to utilize the facility to repair transmissions. Approximately four vehicles could be serviced per day, by appointment only. It is expected that service would require one day at most. There will be three employees on the site. The dumpster will be placed just outside the outdoor storage area which will be enclosed with a stockade fence. The plan prepared by Hudkins Associates, Inc., revised March 24, 1986 and marked Petitioner's Exhibit 1, has been revised in accordance with the comments of State Highway Administration and Baltimore County Traffic Engineering. Although the entire site is paved, the Petitioner proposes a landscape bed near the intersection. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of April, 1986, that the herein Petition for Special

Exception for a service garage, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Landscaping, occupying a minimum of 100 square feet, shall be placed near the intersection.
2. The dumpster shall be placed just outside the storage area. It shall be enclosed and screened with its gate on the north side.
3. All used parts, trash, waste, etc., must be inside the building, within the storage area or inside the dumpster.

JEAN M. H. JUNG  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING  
DATE April 16, 1986  
BY [Signature]

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, AICP, Director  
SUBJECT: Zoning Petition No. 86-365-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the proposed conversion.

Norman E. Gerber  
Director

NEG:JGH:slm

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9060

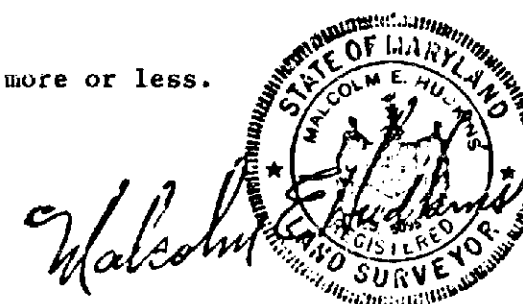
TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

February 3, 1986

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION 3301 WASHINGTON BLVD.:

Beginning at a point distant South 05 degrees 28 minutes 17 seconds East 94 feet and South 84 degrees 31 minutes 43 seconds West 35 feet from the point formed by the intersection of the centerline of Washington Boulevard with the centerline of Hammonds Ferry Road, thence South 05 degrees 28 minutes 17 seconds East 102.99 feet thence South 45 degrees 32 seconds West 65.00 feet thence North 33 degrees 53 minutes 30 seconds West 114.00 feet thence North 49 degrees 37 minutes 30 seconds East 97.97 feet thence along a curve to the right having a radius of 17.5 feet for an arc length of 34.87 feet to the place of beginning.

Containing 0.24 acres of land more or less.



Malcolm E. Hudkins  
Registered Surveyor #5095

## PETITION FOR SPECIAL EXCEPTION

13th Election District

LOCATION: Southwest Corner Hammonds Ferry Road and Washington Boulevard (3301 Washington Boulevard)

DATE AND TIME: Tuesday, March 25, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the property for a service garage

Being the property of Gary I. Goldberg, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SW Corner Hammonds Ferry Rd. &  
Washington Blvd. (3301 Washington : OF BALTIMORE COUNTY  
Blvd.), 13th District

GARY I. GOLDBERG, Petitioner : Case No. 86-365-X

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 13, 1986

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SW/cor. Hammonds Ferry Rd. and Washington Blvd.  
(3301 Washington Blvd.)  
13th Election District  
Gary I. Goldberg - Petitioner  
Case No. 86-365-X

Dear Mr. Lichter:

This is to advise you that \$45.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing or the order is issued.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018540

ore County, Maryland, and remit  
ilding, Towson, Maryland

DATE: 3/13/86 ACCOUNT: 01-615-000  
SIGN & POST TO BE RETURNED  
TO ZONING OFFICE  
AMOUNT: \$ 45.51  
RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting of Case No. 86-365-X  
VALIDATION OR SIGNATURE OF CASHIER

Office of  
**PATUXENT**  
PUBLISHING CORP.  
10750 LANE PATUXENT DRIVE  
COLUMBIA, MD 21044

March 6 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL EXCEPTION

was inserted in the following:

1 Catonsville Times  
2 Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for ONE successive weeks before  
the 8 day of March 19 86, that is to say,  
the same was inserted in the issues of

March 6, 1986

PATUXENT PUBLISHING CORP.

By: [Signature]

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

February 21, 1986

**NOTICE OF HEARING**

RE: PETITION FOR SPECIAL EXCEPTION  
SW/cor. Hammonds Ferry Road and Washington Boulevard  
(3301 Washington Blvd.)  
13th Election District  
Gary I. Goldberg - Petitioner  
Case No. 86-365-X

TIME: 9:30 a.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

[Signature]  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018348

DATE: 2/14/86 ACCOUNT: 01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting of Case No. 86-365-X  
VALIDATION OR SIGNATURE OF CASHIER

THE LAW OFFICES OF  
**STEINBERG, LICHTER, COLEMAN & ROGERS**  
305 W. CHESAPEAKE AVENUE, TOWSON, MD 21204 (301) 321-0600

February 12, 1986

MEVIN A. STEINBERG, P.A.  
JULIUS W. LICHTER  
DONALD F. ROGERS  
MURRAY L. SHARMAN

WARD L. COLEMAN  
COUNSEL

Arnold Jablon, Esquire  
Zoning Commissioner  
for Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
Item No. 279  
Property: 3301 Washington Boulevard

Dear Mr. Jablon:

The Petition for Special Exception for Service Garage was filed on February 4, 1986. The improvements on the existing property were formerly occupied by an Exxon Service Station.

The owner of the property has entered into a lease with tenants under the premise that the property could be used for a service garage and had determined otherwise. The lease was to begin on February 1, 1986. A period of time has expired in order to get a plan and description prepared for the site which has delayed the filing of this petition. It is very important to the owner of the property and the tenants that the hearing be scheduled on this petition at the earliest possible date.

My client and I would appreciate your scheduling a hearing in this matter at the earliest possible date. Your cooperation in this regard would be appreciated.

Sincerely,

[Signature]  
Julius W. Lichter

JWL:lsj

cc: Mr. Gary I. Goldberg

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 27, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 279 - Case No. 86-365-X  
Petitioner - Gary I. Goldberg  
Special Exception Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21204



**Maryland Department of Transportation**

State Highway Administration

William K. Hellmuth  
Secretary  
Hal Kassoff  
Administrator

February 25, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 2/1/86, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show all access by way of Washington Blvd (Route 1-S), to be by way of a single point of access (30' recommended) located 150' S/W of the intersection of Route 1-S and Hammonds Ferry Road.

All work within the S.H.A. Right-of-Way must be through S.H.A. Permit with the posting of a Bond or Letter of Credit to guarantee construction.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

[Signature]  
Charles Lee, Chief  
Bureau of Engr. Access Permits

By: George Wittman

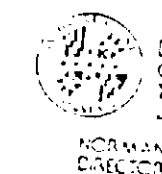
CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech  
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3353

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

MARCH 3, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 178-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 2111 178-78, and its conditions change are re-evaluated annually by the County Council.

\* **A LETTER OF CRG PLAN CAN BE APPLIED FOR ON THE BASIS OF A COMMERCIAL DEVELOPMENT OF LAND INVOLVING ONLY ONE BUILDING FOR A SINGLE USE AND A MINOR DEVELOPMENT**

\* **CONTACT JIM OGLE AT 494-3335**

cc: James Howell

Eunice A. Suter  
Chief, Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 4, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 279 -ZAC- Meeting of February 18, 1986  
Property Owner: Gary I. Goldberg  
Location: Corner SE/S Washington Blvd & SW/S Hammonds Ferry Rd  
Existing Zoning: B.L. - CSI  
Proposed Zoning: Special Exception for a service garage

Acre: .24  
District: 13th

Dear Mr. Jablon:

The requested special exception for a service garage is not expected to cause any major traffic.

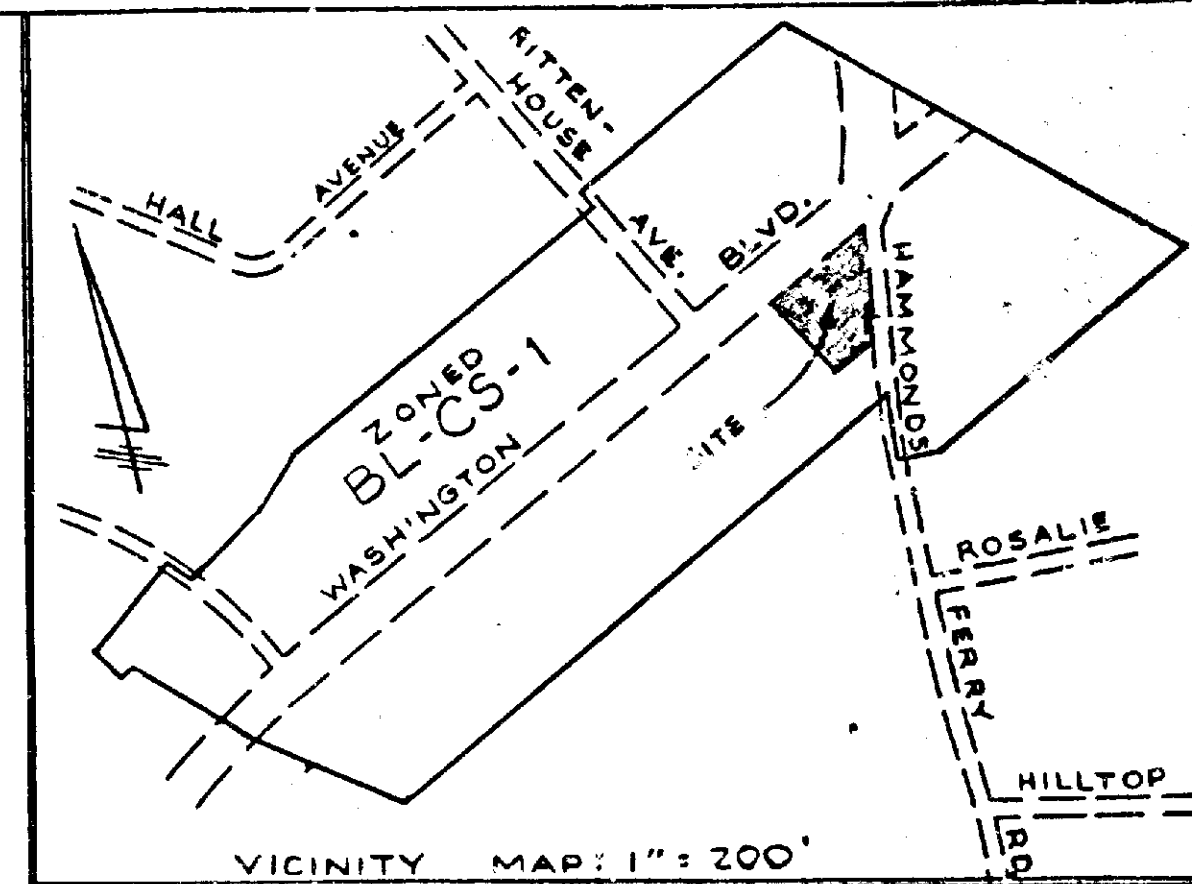
The two entrances closest to the intersection should be closed, one on Washington Boulevard and one on Hammonds Ferry Road, for pedestrian safety.

[Signature]  
Michael S. Flanagan  
Traffic Engineer Associate II

MEF/blb

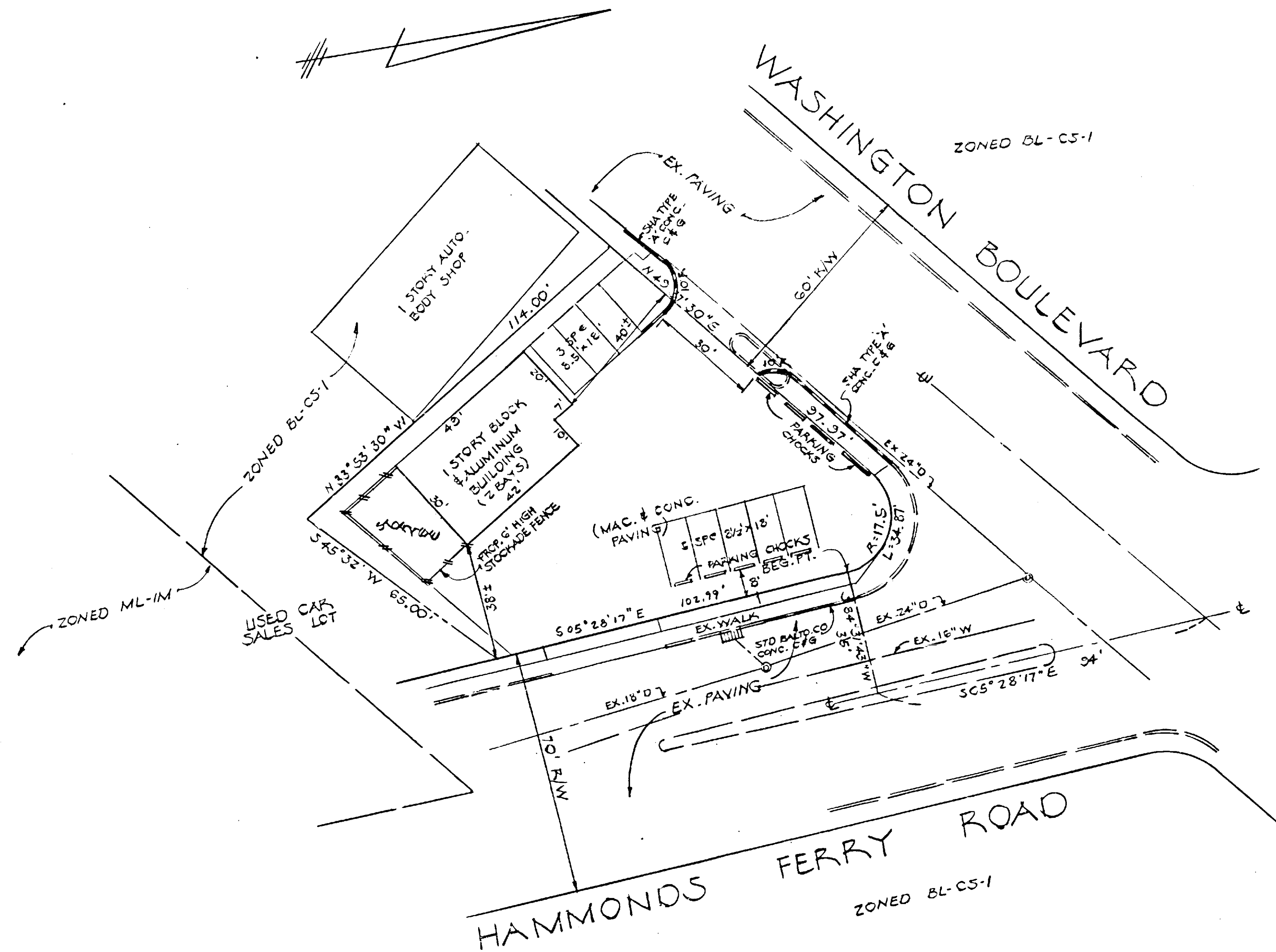






#### NOTES

1. EX. ZONING BL-CS-1
2. EX. USE - ABANDONED SERVICE STATION
3. PROP. USE - SERVICE GARAGE
4. AREA = 0.24 AC±
5. PARKING DATA  
REQUIRED = 1400 SF / 300 ± 5 SPACES  
PROVIDED = 10 (INCLUDES 2 BAYS)  
PLUS 2 EMPLOYEE SPACES
6. DAMAGED OR DISABLED VEHICLES WILL BE STORED INSIDE THE BUILDING ONLY



PLAN TO ACCOMPANY  
APPLICATION FOR SPECIAL  
EXCEPTION  
3301 WASHINGTON BOULEVARD  
ELECTION DISTRICT 1  
BALTO. CO., MARYLAND  
SCALE 1" = 20'  
FEBRUARY 1, 1986

REV. 3-24-86

1. PER ZAC COMMENTS
2. SHOW STORAGE AREA & STOCKADE FENCE
3. ADD 5 SPACES ALONG HAMMONDS FERRY ROAD.

PREPARED BY  
J. H. HODGINS



HUDKINS ASSOCIATES, INC.  
200 EAST JEFFERSON ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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Property is to be posted and advertised as prescribed by Zoning Regulations.

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) GARY I. GOLDBERG  
Signature (Type or Print Name)  
Address (Type or Print Name)  
City and State Signature

Attorney for Petitioner:  
JULIUS W. LICHTER  
(Type or Print Name)  
Address P. O. Box 644 242-1900  
City and State Owings Mills, MD, 21117  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Julius W. Lichter  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, Maryland 21204  
Attorney's Telephone No.: (301) 321-0600

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Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

April 16, 1986

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, MD 21204

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Gary I. Goldberg, Petitioner  
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Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

WJBg

Attachments

cc: People's Counsel

IN RE: PETITION SPECIAL EXCEPTION  
SW/corner of Hammonds Ferry  
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Gary I. Goldberg,  
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3. All used parts, trash, waste, etc., must be inside the building, within the storage area or inside the dumpster.

JEAN M. H. JUNG  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING  
DATE April 16, 1986  
BY [Signature]

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, AICP, Director  
SUBJECT: Zoning Petition No. 86-365-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the proposed conversion.

Norman E. Gerber  
Director

NEG:JGH:slm

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9080

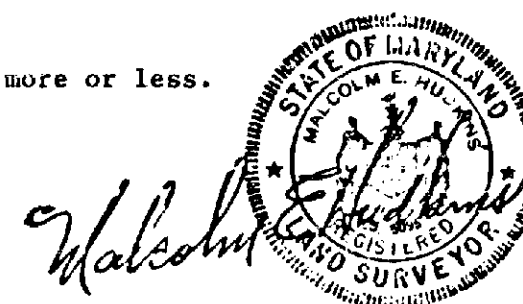
TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

February 3, 1986

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION 3301 WASHINGTON BLVD.:

Beginning at a point distant South 05 degrees 28 minutes 17 seconds East 94 feet and South 84 degrees 31 minutes 43 seconds West 35 feet from the point formed by the intersection of the centerline of Washington Boulevard with the centerline of Hammonds Ferry Road, thence South 05 degrees 28 minutes 17 seconds East 102.99 feet thence South 45 degrees 32 seconds West 65.00 feet thence North 33 degrees 53 minutes 30 seconds West 114.00 feet thence North 49 degrees 37 minutes 30 seconds East 97.97 feet thence along a curve to the right having a radius of 17.5 feet for an arc length of 34.87 feet to the place of beginning.

Containing 0.24 acres of land more or less.



Malcolm E. Hudkins  
Registered Surveyor #5095

## PETITION FOR SPECIAL EXCEPTION

13th Election District

LOCATION: Southwest Corner Hammonds Ferry Road and Washington Boulevard (3301 Washington Boulevard)

DATE AND TIME: Tuesday, March 25, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Special Exception to use the property for a service garage

Being the property of Gary I. Goldberg, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SW Corner Hammonds Ferry Rd. &  
Washington Blvd. (3301 Washington : OF BALTIMORE COUNTY  
Blvd.), 13th District

GARY I. GOLDBERG, Petitioner : Case No. 86-365-X

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 13, 1986

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SW/cor. Hammonds Ferry Rd. and Washington Blvd.  
(3301 Washington Blvd.)  
13th Election District  
Gary I. Goldberg - Petitioner  
Case No. 86-365-X

Dear Mr. Lichter:

This is to advise you that \$45.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing or the order is issued.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018540

ore County, Maryland, and remit  
ilding, Towson, Maryland

DATE: 3/13/86 ACCOUNT: 01-615-000  
SIGN & POST TO BE RETURNED  
TO ZONING OFFICE  
AMOUNT: \$ 45.51  
RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting of Case No. 86-365-X  
VALIDATION OR SIGNATURE OF CASHIER

Office of  
**PATUXENT**  
PUBLISHING CORP.  
10750 LANE PATUXENT DRIVE  
COLUMBIA, MD 21044

March 6 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL EXCEPTION

was inserted in the following:

1 Catonsville Times  
2 Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for ONE successive weeks before  
the 8 day of March 19 86, that is to say,  
the same was inserted in the issues of

March 6, 1986

PATUXENT PUBLISHING CORP.

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

By: *[Signature]*

86-365-X

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

February 21, 1986

**NOTICE OF HEARING**

RE: PETITION FOR SPECIAL EXCEPTION  
SW/cor. Hammonds Ferry Road and Washington Boulevard  
(3301 Washington Blvd.)  
13th Election District  
Gary I. Goldberg - Petitioner  
Case No. 86-365-X

TIME: 9:30 a.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018348

DATE: 2/14/86 ACCOUNT: 01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting of Case No. 86-365-X  
VALIDATION OR SIGNATURE OF CASHIER

THE LAW OFFICES OF  
**STEINBERG, LICHTER, COLEMAN & ROGERS**  
305 W. CHESAPEAKE AVENUE, TOWSON, MD 21204 (301) 321-0600

February 12, 1986

MEVIN A. STEINBERG, P.A.  
JULIUS W. LICHTER  
DONALD F. ROGERS  
MURRAY L. SHARMAN

WARD L. COLEMAN  
COUNSEL

Arnold Jablon, Esquire  
Zoning Commissioner  
for Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
Item No. 279  
Property: 3301 Washington Boulevard

Dear Mr. Jablon:

The Petition for Special Exception for Service Garage was filed on February 4, 1986. The improvements on the existing property were formerly occupied by an Exxon Service Station.

The owner of the property has entered into a lease with tenants under the premise that the property could be used for a service garage and had determined otherwise. The lease was to begin on February 1, 1986. A period of time has expired in order to get a plan and description prepared for the site which has delayed the filing of this petition. It is very important to the owner of the property and the tenants that the hearing be scheduled on this petition at the earliest possible date.

My client and I would appreciate your scheduling a hearing in this matter at the earliest possible date. Your cooperation in this regard would be appreciated.

Sincerely,

*[Signature]*  
Julius W. Lichter

JWL:lsj

cc: Mr. Gary I. Goldberg

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 27, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 279 - Case No. 86-365-X  
Petitioner - Gary I. Goldberg  
Special Exception Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21204



**Maryland Department of Transportation**

State Highway Administration

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

February 25, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 279  
Property Owner: Gary  
I. Goldberg  
Location: Corner SE/S  
Washington Blvd. (Rte  
1-S) and SW/S Hammonds  
Ferry road  
Existing Zoning: B.L.-  
CS1  
Proposed Zoning: Spec.  
Exception for a service  
garage  
Acres: .24  
District: 13th

Att: James dyer

Dear Mr. Dyer:

On review of the submittal of 2/1/86, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show all access by way of Washington Blvd (Route 1-S), to be by way of a single point of access (30' recommended) located 150' S/W of the intersection of Route 1-S and Hammonds Ferry Road.

All work within the S.H.A. Right-of-Way must be through S.H.A. Permit with the posting of a Bond or Letter of Credit to guarantee construction.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

*[Signature]*  
Charles Lee, Chief  
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech  
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3353

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

MARCH 3, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 178-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 2111 178-78, and its conditions change are ray-adjusted annually by the County Council.

\* **APPLICABLE OF CRG PLAN CAN BE APPLIED FOR**  
**ON THE BASIS OF COMMERCIAL DEVELOPMENT OF**  
**LAND INVOLVING ONLY ONE BUILDING FOR A SINGLE USE**  
**AND A MINOR DEVELOPMENT**  
\* **CONTACT JIM OGLE AT 494-3335**

cc: James Howell

Eunice A. Suter  
Chief, Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 4, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 279 -ZAC- Meeting of February 18, 1986  
Property Owner: Gary I. Goldberg  
Location: Corner SE/S Washington Blvd & SW/S Hammonds Ferry Rd  
Existing Zoning: B.L. - CS1  
Proposed Zoning: Special Exception for a service garage

Acres: .24  
District: 13th

Dear Mr. Jablon:

The requested special exception for a service garage is not expected to cause any major traffic.

The two entrances closest to the intersection should be closed, one on Washington Boulevard and one on Hammonds Ferry Road, for pedestrian safety.

*[Signature]*  
Michael S. Flanagan  
Traffic Engineer Associate II

MEF/blb



PAUL H. REINCKE  
CHIEF

February 21, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Gary I. Goldberg

Location: corner SE/S Washington Blvd. and SW/S Hammonds Ferry Road

Item No.: 279 Zoning Agenda: Meeting of 2-18-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: John F. O'Neill  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

2/14/86  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 279, Zoning Advisory Committee Meeting of Feb. 18, 1986

Property Owner: Gary I. Goldberg

Location: Corner SE/S Washington Blvd. & SW/S Hammonds Ferry Road District 13th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

(X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

(X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Case No. 86-365-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
19th day of February, 1986.

Arnold Jablon  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Gary I. Goldberg  
Petitioner's Attorney Julius W. Lichter, Esquire

Received by: James E. Dyre  
Chairman, Zoning Plans Advisory Committee

Zoning Item # 279 Zoning Advisory Committee Meeting of Feb. 18, 1986  
Page 2

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

( ) Soil percolation tests (have been/must be) conducted.

( ) The results are valid until \_\_\_\_\_  
Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until \_\_\_\_\_. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.

( ) Others \_\_\_\_\_

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13th Date of Posting 3-1-86  
Posted for: Special Exception  
Petitioner: Gary I. Goldberg  
Location of property: SW/S Hammonds Ferry Road and Washington Blvd. (3301 Washington Blvd.)  
Location of Signs: SW Corner of Washington Blvd. and Hammonds Ferry Road  
Remarks: N.J. Dyre  
Posted by: Signature Date of return: 3-7-86  
Number of Signs: \_\_\_\_\_

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL  
EXCEPTION  
13th District

LOCATION: Southwest Corner  
Hammonds Ferry Road and  
Washington Boulevard (3301  
Washington Boulevard)  
DATE AND TIME: Tuesday, March  
21, 1986, at 9:30 a.m.  
PUBLIC HEARING: Room 116,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commission of Baltimore County, by and with the advice of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for "Special Exception" to use the property for a service garage. Being the property of Gary I. Goldberg, as shown on plan filed with the Zoning Office.

Mar. 6

TOWSON, MD., March 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

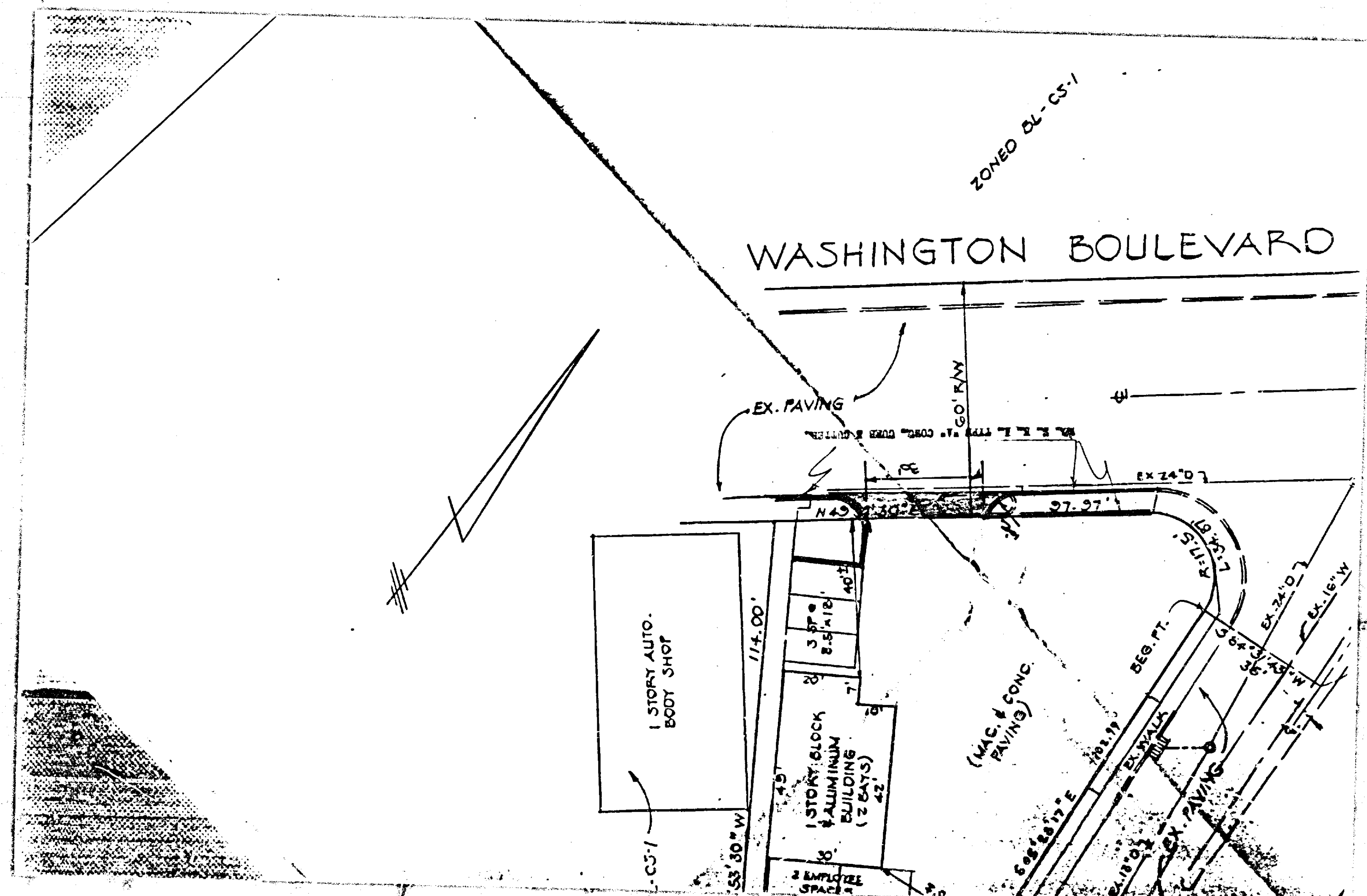
THE JEFFERSONIAN,

JB Kenton  
Publisher

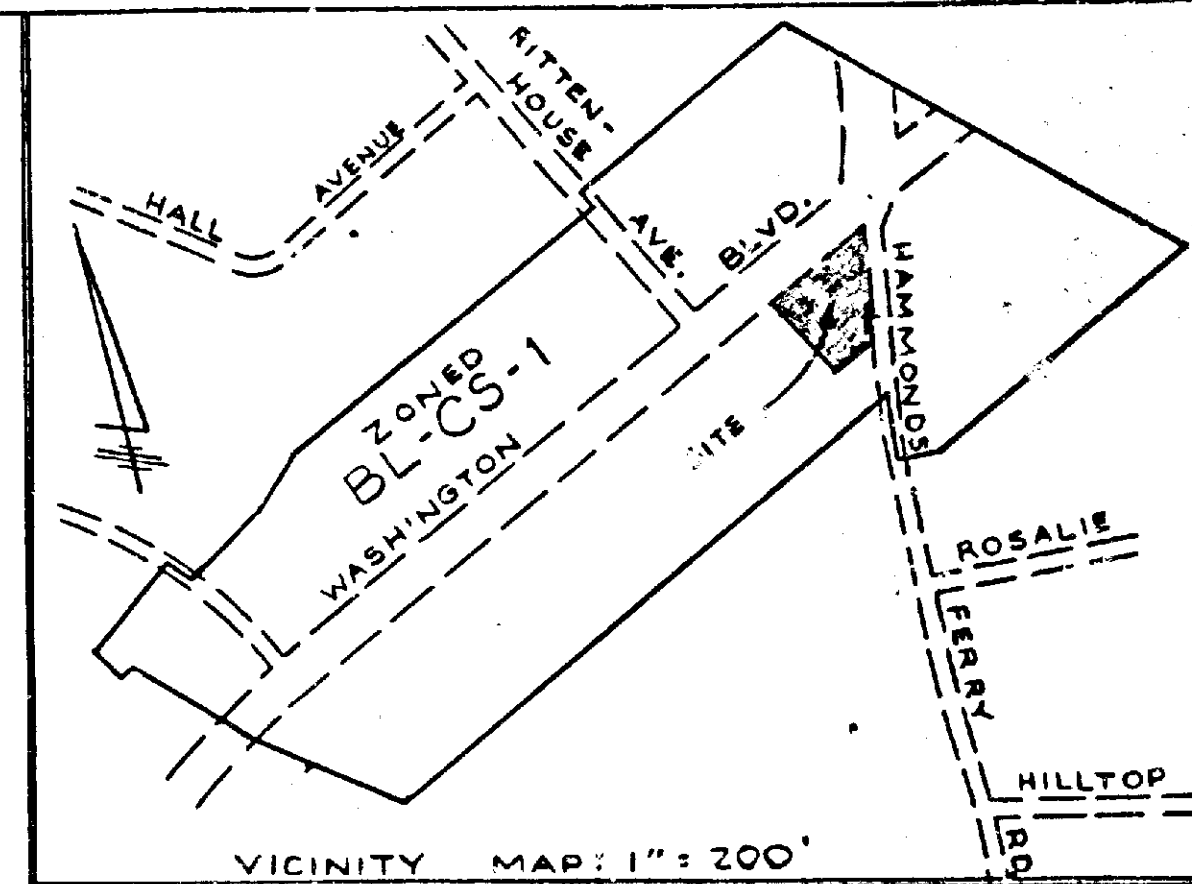
Cost of Advertising

22.00

86-365-X

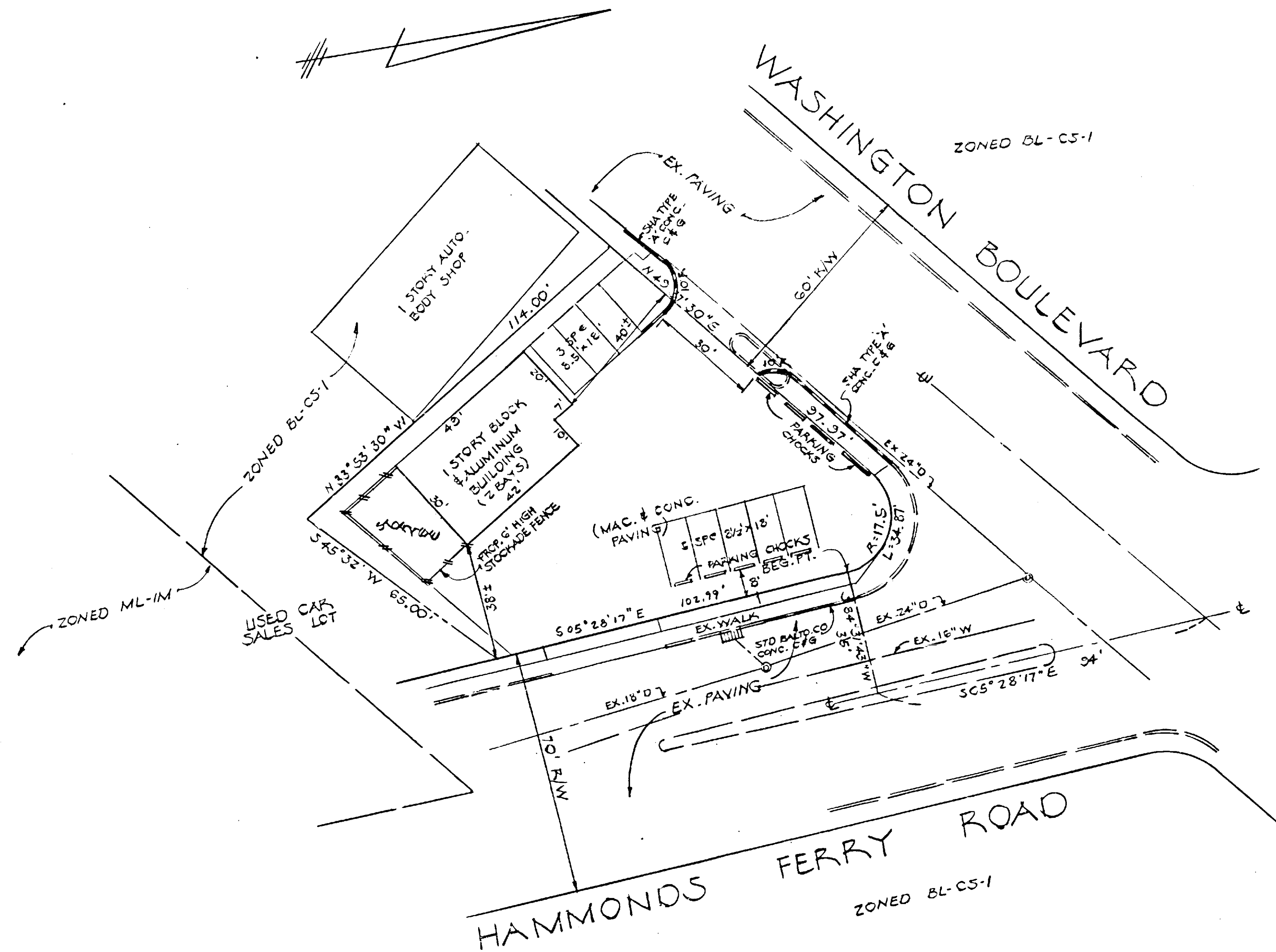


SS 20 1283 (2) R



#### NOTES

1. EX. ZONING BL-CS-1
2. EX. USE - ABANDONED SERVICE STATION
3. PROP. USE - SERVICE GARAGE
4. AREA = 0.24 AC±
5. PARKING DATA  
REQUIRED = 1400 SF / 300 ± 5 SPACES  
PROVIDED = 10 (INCLUDES 2 BAYS)  
PLUS 2 EMPLOYEE SPACES
6. DAMAGED OR DISABLED VEHICLES WILL BE STORED INSIDE THE BUILDING ONLY

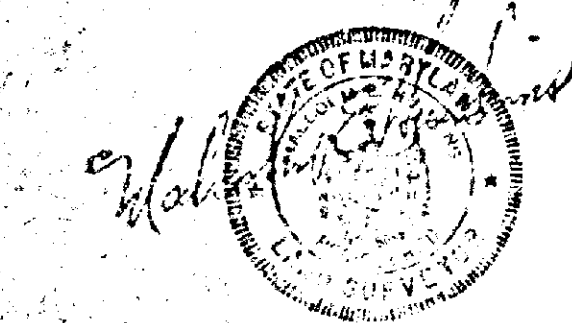


PLAN TO ACCOMPANY  
APPLICATION FOR SPECIAL  
EXCEPTION  
3301 WASHINGTON BOULEVARD  
ELECTION DISTRICT 1  
BALTO. CO., MARYLAND  
SCALE 1" = 20'  
FEBRUARY 1, 1986

REV. 3-24-86

1. PER ZAC COMMENTS
2. SHOW STORAGE AREA & STOCKADE FENCE
3. ADD 5 SPACES ALONG HAMMONDS FERRY ROAD.

RECEIVED  
FEB 11 1986



HUDKINS ASSOCIATES, INC.  
200 EAST JEFFERSON ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage

MAP 500-46  
20  
F.D. 13  
DATE 1-15-87  
100  
200

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) GARY I. GOLDBERG  
Signature (Type or Print Name)  
Address (Type or Print Name)  
City and State Signature

Attorney for Petitioner:  
JULIUS W. LICHTER  
(Type or Print Name)  
Address P. O. Box 644 242-1900  
City and State Owings Mills, MD, 21117  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Julius W. Lichter  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, Maryland 21204  
Attorney's Telephone No.: (301) 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of March, 1986, at 9:30 o'clock

Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

April 16, 1986

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION  
SW/corner of Hammonds Ferry  
Road and Washington Boulevard  
(3301 Washington Boulevard)  
13th Election District  
Gary I. Goldberg, Petitioner  
Case No. 86-365-X

Dear Mr. Lichter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

cc: People's Counsel

IN RE: PETITION SPECIAL EXCEPTION  
SW/corner of Hammonds Ferry  
Road and Washington Boulevard  
(3301 Washington Boulevard)  
13th Election District  
Gary I. Goldberg,  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-365-X

The Petitioner herein requests a special exception for a service garage.

Testimony by and on behalf of the Petitioner indicated that the subject property is improved with an abandoned service station. There will be no changes in the structure. The Petitioner proposes to utilize the facility to repair transmissions. Approximately four vehicles could be serviced per day, by appointment only. It is expected that service would require one day at most. There will be three employees on the site. The dumpster will be placed just outside the outdoor storage area which will be enclosed with a stockade fence. The plan prepared by Hudkins Associates, Inc., revised March 24, 1986 and marked Petitioner's Exhibit 1, has been revised in accordance with the comments of State Highway Administration and Baltimore County Traffic Engineering. Although the entire site is paved, the Petitioner proposes a landscape bed near the intersection. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of April, 1986, that the herein Petition for Special

Exception for a service garage, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Landscaping, occupying a minimum of 100 square feet, shall be placed near the intersection.
2. The dumpster shall be placed just outside the storage area. It shall be enclosed and screened with its gate on the north side.
3. All used parts, trash, waste, etc., must be inside the building, within the storage area or inside the dumpster.

JEAN M. H. JUNG  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING  
DATE April 16, 1986  
BY [Signature]

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, AICP, Director  
SUBJECT: Zoning Petition No. 86-365-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the proposed conversion.

Norman E. Gerber  
Director

NEG:JGH:slm

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9080

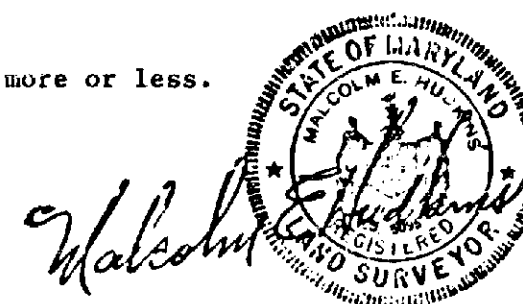
TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

February 3, 1986

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION 3301 WASHINGTON BLVD.:

Beginning at a point distant South 05 degrees 28 minutes 17 seconds East 94 feet and South 84 degrees 31 minutes 43 seconds West 35 feet from the point formed by the intersection of the centerline of Washington Boulevard with the centerline of Hammonds Ferry Road, thence South 05 degrees 28 minutes 17 seconds East 102.99 feet thence South 45 degrees 32 seconds West 65.00 feet thence North 33 degrees 53 minutes 30 seconds West 114.00 feet thence North 49 degrees 37 minutes 30 seconds East 97.97 feet thence along a curve to the right having a radius of 17.5 feet for an arc length of 34.87 feet to the place of beginning.

Containing 0.24 acres of land more or less.



Malcolm E. Hudkins  
Registered Surveyor #5095

## PETITION FOR SPECIAL EXCEPTION

13th Election District

LOCATION: Southwest Corner Hammonds Ferry Road and Washington Boulevard (3301 Washington Boulevard)

DATE AND TIME: Tuesday, March 25, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the property for a service garage

Being the property of Gary I. Goldberg, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SW Corner Hammonds Ferry Rd. &  
Washington Blvd. (3301 Washington : OF BALTIMORE COUNTY  
Blvd.), 13th District

GARY I. GOLDBERG, Petitioner : Case No. 86-365-X

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 13, 1986

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SW/cor. Hammonds Ferry Rd. and Washington Blvd.  
(3301 Washington Blvd.)  
13th Election District  
Gary I. Goldberg - Petitioner  
Case No. 86-365-X

Dear Mr. Lichter:

This is to advise you that \$45.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing or the order is issued.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018540

ore County, Maryland, and remit  
ilding, Towson, Maryland

DATE: 3/13/86 ACCOUNT: 01-615-000  
SIGN & POST TO BE RETURNED  
TO ZONING OFFICE  
AMOUNT: \$ 45.51  
RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting of Case No. 86-365-X  
VALIDATION OR SIGNATURE OF CASHIER

Office of  
**PATUXENT**  
PUBLISHING CORP.  
10750 LANE PATUXENT DRIVE  
COLUMBIA, MD 21044

March 6 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL EXCEPTION

was inserted in the following:

1 Catonsville Times  
2 Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for ONE successive weeks before  
the 8 day of March 19 86, that is to say,  
the same was inserted in the issues of

March 6, 1986

PATUXENT PUBLISHING CORP.

By: [Signature]

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

Plaint:

Defendant:

VS.

CERTIFICATE OF PUBLICATION OF

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

February 21, 1986

**NOTICE OF HEARING**

RE: PETITION FOR SPECIAL EXCEPTION  
SW/cor. Hammonds Ferry Road and Washington Boulevard  
(3301 Washington Blvd.)  
13th Election District  
Gary I. Goldberg - Petitioner  
Case No. 86-365-X

TIME: 9:30 a.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

[Signature]  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018348

DATE: 2/14/86 ACCOUNT: 01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Julius W. Lichter, Esquire  
FOR: Advertising & Posting of Case No. 86-365-X  
VALIDATION OR SIGNATURE OF CASHIER

THE LAW OFFICES OF  
**STEINBERG, LICHTER, COLEMAN & ROGERS**  
305 W. CHESAPEAKE AVENUE, TOWSON, MD 21204 (301) 321-0600

February 12, 1986

MEVIN A. STEINBERG, P.A.  
JULIUS W. LICHTER  
DONALD F. ROGERS  
MURRAY L. SHARMAN

WARD L. COLEMAN  
COUNSEL

Arnold Jablon, Esquire  
Zoning Commissioner  
for Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
Item No. 279  
Property: 3301 Washington Boulevard

Dear Mr. Jablon:

The Petition for Special Exception for Service Garage was filed on February 4, 1986. The improvements on the existing property were formerly occupied by an Exxon Service Station.

The owner of the property has entered into a lease with tenants under the premise that the property could be used for a service garage and had determined otherwise. The lease was to begin on February 1, 1986. A period of time has expired in order to get a plan and description prepared for the site which has delayed the filing of this petition. It is very important to the owner of the property and the tenants that the hearing be scheduled on this petition at the earliest possible date.

My client and I would appreciate your scheduling a hearing in this matter at the earliest possible date. Your cooperation in this regard would be appreciated.

Sincerely,

[Signature]  
Julius W. Lichter

JWL:lsj

cc: Mr. Gary I. Goldberg

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 27, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 279 - Case No. 86-365-X  
Petitioner - Gary I. Goldberg  
Special Exception Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21204



**Maryland Department of Transportation**

State Highway Administration

William K. Hellmuth  
Secretary  
Hal Kassoff  
Administrator

February 25, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 2/1/86, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show all access by way of Washington Blvd (Route 1-S), to be by way of a single point of access (30' recommended) located 150' S/W of the intersection of Route 1-S and Hammonds Ferry Road.

All work within the S.H.A. Right-of-Way must be through S.H.A. Permit with the posting of a Bond or Letter of Credit to guarantee construction.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

[Signature]  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
By: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350

Teletypewriter for impaired hearing or speech  
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3353

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

MARCH 3, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, 8111-178-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 2111.176-75, and its conditions change are re-evaluated annually by the County Council.

\* **A LETTER OF CRG PLAN CAN BE APPLIED FOR ON THE BASIS OF A COMMERCIAL DEVELOPMENT OF LAND INVOLVING ONLY ONE BUILDING FOR A SINGLE USE AND A MINOR DEVELOPMENT**

\* **CONTACT JIM OGLE AT 494-3335**

cc: James Dyer  
Eunice A. Suter  
Chief, Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 4, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 279 -ZAC- Meeting of February 18, 1986  
Property Owner: Gary I. Goldberg  
Location: Corner SE/S Washington Blvd & SW/S Hammonds Ferry Rd  
Existing Zoning: B.L. - CSI  
Proposed Zoning: Special Exception for a service garage

Acre: .24  
District: 13th

Dear Mr. Jablon:

The requested special exception for a service garage is not expected to cause any major traffic.

The two entrances closest to the intersection should be closed, one on Washington Boulevard and one on Hammonds Ferry Road, for pedestrian safety.

[Signature]  
Michael S. Flanagan  
Traffic Engineer Associate II

MEF/blb



PAUL H. REINCKE  
CHIEF

February 21, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Gary I. Goldberg

Location: corner SE/S Washington Blvd. and SW/S Hammonds Ferry Road

Item No.: 279 Zoning Agenda: Meeting of 2-18-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

2/14/86  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 279, Zoning Advisory Committee Meeting of Feb. 18, 1986

Property Owner: Gary I. Goldberg

Location: corner SE/S Washington Blvd. & SW/S Hammonds Ferry Road District 13<sup>th</sup>

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

(X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

(X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Case No. 86-365-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
19th day of February, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Gary I. Goldberg  
Petitioner's Attorney Julius W. Lichter, Esquire

Received by: *James E. Dyer*  
Chairman, Zoning Plans  
Advisory Committee

Zoning Item # 279 Zoning Advisory Committee Meeting of Feb. 18, 1986  
Page 2

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

( ) Soil percolation tests (have been/must be) conducted.

( ) The results are valid until \_\_\_\_\_  
Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.

( ) Others \_\_\_\_\_

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13<sup>th</sup> Date of Posting 3-1-86  
Posted for: Special Exception  
Petitioner: Gary I. Goldberg  
Location of property: SW/S Hammonds Ferry Road and  
Washington Blvd. (3301 Washington Blvd.)  
Location of Signs: SW Corner of Washington Blvd. and  
Hammonds Ferry Road  
Remarks: *N. J. Dyer*  
Posted by: *N. J. Dyer* Date of return: 3-7-86  
Number of Signs: \_\_\_\_\_

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL  
EXCEPTION  
13th District

LOCATION: Southwest Corner  
Hammonds Ferry Road and  
Washington Boulevard (3301  
Washington Boulevard)  
DATE AND TIME: Tuesday, March  
21, 1986, at 9:30 a.m.  
PUBLIC HEARING: Room 116,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commission of Baltimore County, by and with the advice of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for "Special Exception" to use the property for a service garage. Being the property of Gary I. Goldberg, as shown on plan filed with the Zoning Office.

In the event that this Petitioner is granted a building permit, he is required to submit a plan for good cause shown, such request must be received in writing by the date of the hearing and by Order of

ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Mar. 6

TOWSON, MD., March 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

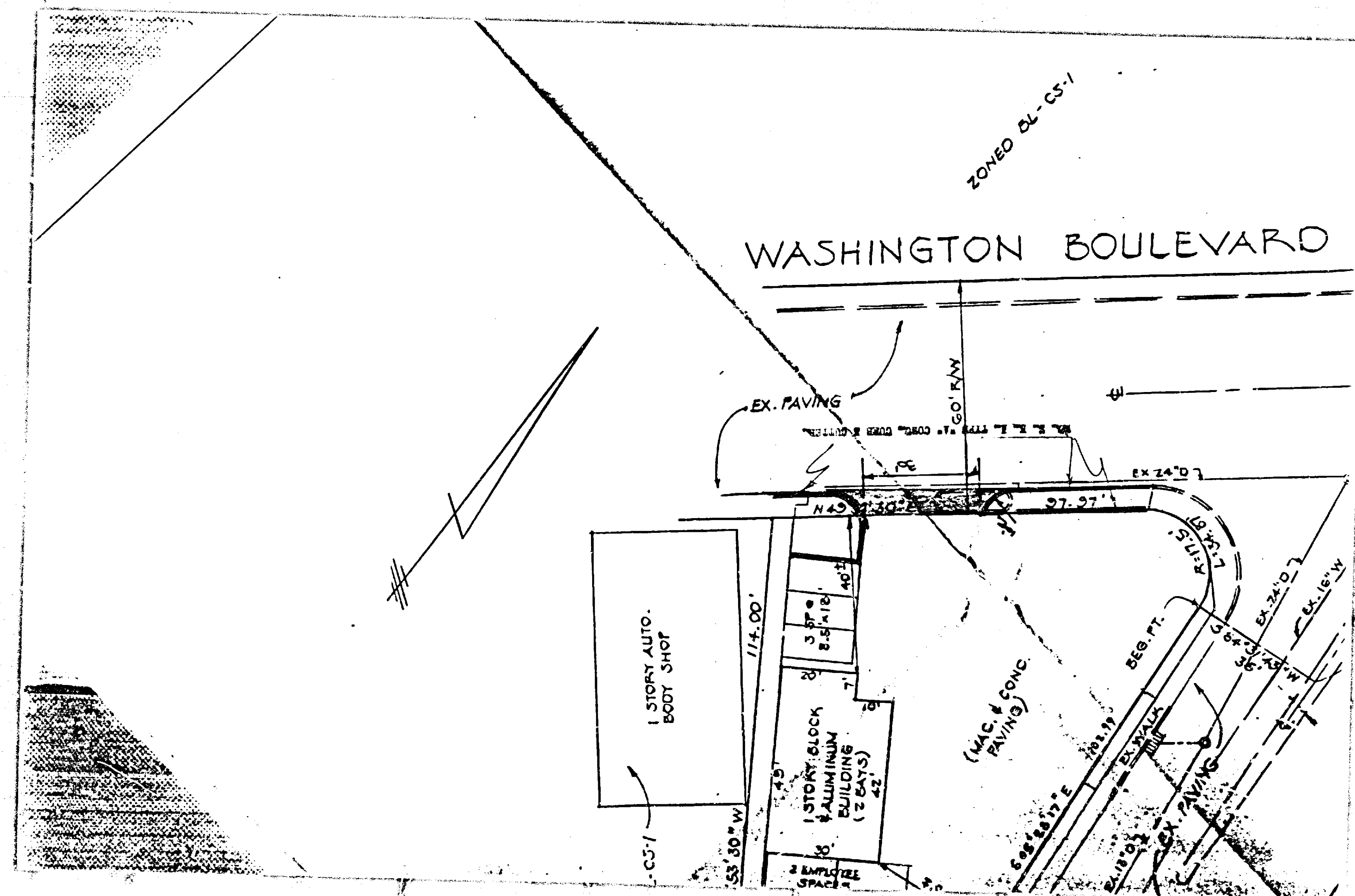
THE JEFFERSONIAN,

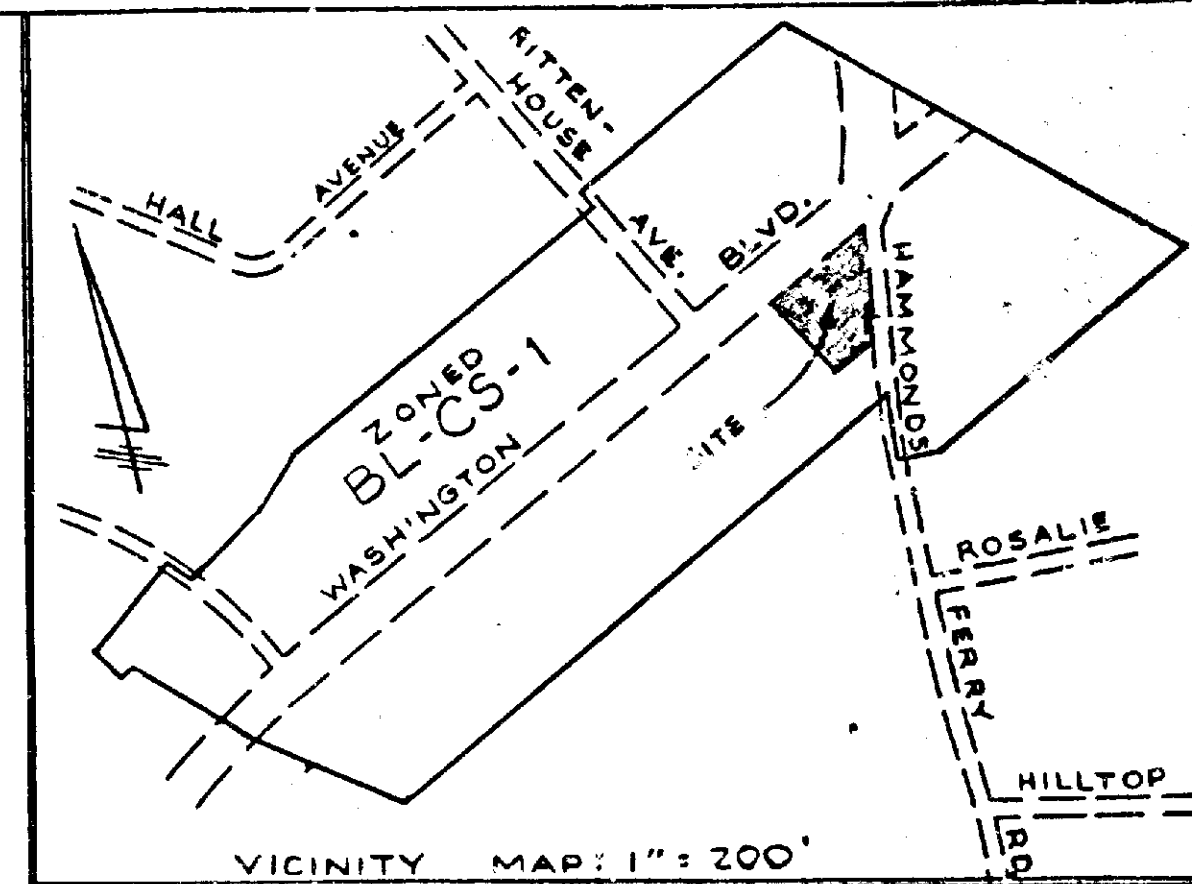
*JB Kenton*  
Publisher

Cost of Advertising

22.00

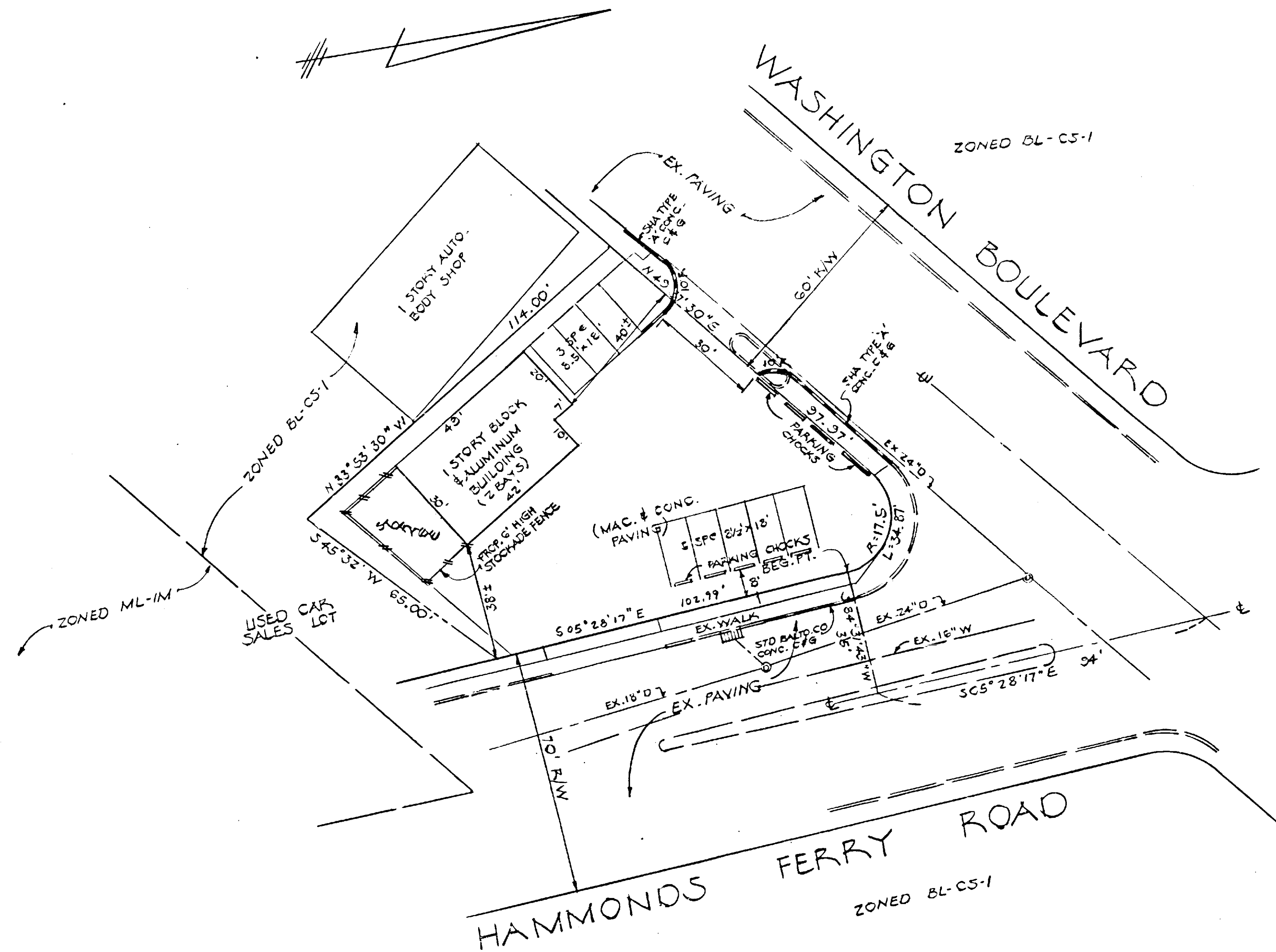
86-365-X





#### NOTES

1. EX. ZONING BL-CS-1
2. EX. USE - ABANDONED SERVICE STATION
3. PROP. USE - SERVICE GARAGE
4. AREA = 0.24 AC±
5. PARKING DATA  
REQUIRED = 1400 SF / 300 ± 5 SPACES  
PROVIDED = 10 (INCLUDES 2 BAYS)  
PLUS 2 EMPLOYEE SPACES
6. DAMAGED OR DISABLED VEHICLES WILL BE STORED INSIDE THE BUILDING ONLY



PLAN TO ACCOMPANY  
APPLICATION FOR SPECIAL  
EXCEPTION  
3301 WASHINGTON BOULEVARD  
ELECTION DISTRICT 1  
BALTO. CO., MARYLAND  
SCALE 1" = 20'  
FEBRUARY 1, 1986

REV. 3-24-86

1. PER ZAC COMMENTS
2. SHOW STORAGE AREA & STOCKADE FENCE
3. ADD 5 SPACES ALONG HAMMONDS FERRY ROAD.

PREPARED BY  
J. H. HARRIS



HUDKINS ASSOCIATES, INC.  
200 EAST JEFFERSON ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204